

STATE OF CALIFORNIA  
CAPITAL OUTLAY  
BUDGET CHANGE PROPOSAL (COBCP)  
COVER PAGE (REV 06/12)

DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814  
IMS Mail Code: A15

BUDGET YEAR 2016-17

ORG CODE: 0250 COBCP NO: 16-91-08 PRIORITY: 08 PROJECT ID: 0000076

DEPARTMENT: JUDICIAL BRANCH

PROJECT TITLE: EL DORADO COUNTY - NEW PLACERVILLE COURTHOUSE

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ 3,696 MAJOR/MINOR: Major

PHASE(S) TO BE FUNDED: P PROJ CAT: CRI CCCI/EPI: 5296/6106

SUMMARY OF PROPOSAL:

The Judicial Council requests re-appropriation of \$3.696 million from the Immediate and Critical Needs Account (Fund 3138) for the Preliminary Plans phase for the El Dorado—New Placerville Courthouse. The project will provide a new six courtroom courthouse of approximately 77,559 building gross square feet (BGSF) in the City of Placerville. Re-appropriation is being requested due to delays in acquiring a site from the County of El Dorado. Site acquisition took longer than anticipated due to the resolution of a CEQA lawsuit challenging the Environmental Impact Report for the project.

This project will consolidate court operations from four facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in El Dorado County. The total revised project cost based upon the current schedule and updated to the January 2016 California Construction Cost Index is estimated at \$81.719 million, without financing. The total cost of the project, including financing, will be funded by Senate Bill (SB) 1407 (Ch.311, Statutes of 2008) revenues.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): Y

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: \_\_\_\_\_

REQUIRES PROVISIONAL LANGUAGE (Y/N): N

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): Y FUTURE COSTS (Y/N): Y

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH  
COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

Newman/Stephens/Koster March 29, 2016  
PREPARED BY DATE

William J. Guerin March 29, 2016  
REVIEWED BY DATE

Millicent Tidwell March 29, 2016  
CHIEF OPERATING OFFICER DATE

Martin Hoshino March 29, 2016  
ADMINISTRATIVE DIRECTOR DATE

\*\*\*\*\*

DOF ANALYST USE

DOF ISSUE # \_\_\_\_\_ PROGRAM CAT: \_\_\_\_\_ PROJECT CAT: \_\_\_\_\_ BUDG PACK STATUS: \_\_\_\_\_

ADDED REVIEW: \_\_\_\_\_ SUPPORT: \_\_\_\_\_ OCIU: \_\_\_\_\_ FSCU/ITCU: \_\_\_\_\_ OSAE: \_\_\_\_\_ CALSTARS: \_\_\_\_\_

PPBA: Original Signed By: Andrea Scharffer DATE: 3-29-16

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A. PURPOSE OF THE PROJECT:

The proposed new courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Create a modern, secure courthouse for all court functions for the provision of basic services heretofore not provided to county residents due to space restrictions.
- Replace and consolidate court operations from four unsafe, overcrowded, and physically deficient facilities in El Dorado County.

A.1. Judicial Projections.

Current and projected Judicial Position Equivalents (JPEs)<sup>1</sup> determines the number of courtrooms needed for this project, which includes six existing JPEs. The table below provides information used to determine the need for this project.

TABLE 2  
Current JPEs (Including Proposed New Judgeships)

| Location                   | Current JPEs | AB 159 | Third Group<br>of 50 | Basis for<br>Proposed Project |
|----------------------------|--------------|--------|----------------------|-------------------------------|
| New Placerville Courthouse | 6            | 0      | 0                    | 6.0                           |

<sup>1</sup> JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

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The court has existing courtrooms in five locations as identified below:

| Facility         | Function                 | Courtroom | Hearing Room |
|------------------|--------------------------|-----------|--------------|
| Main Street      | Criminal/Family          | 3         | 1            |
| Building C       | Criminal/Traffic         | 1         | 0            |
| Fair Lane        | Juvenile/Probate         | 1         | 0            |
| Cameron Park     | Civil/Unlawful Detainers | 1         | 1            |
| South Lake Tahoe | All Calendars            | 3         | 0            |
|                  |                          | 9         | 2            |

The new courthouse will replace the Main Street, Building C, Fair Lane, and the courtrooms at the Cameron Park Facility. The South Lake Tahoe facility will remain in operation to serve population located on the east slope of the Sierra. The Cameron Park facility will remain open as an Alternative Dispute Resolution (ADR) center and small claims mediation center. The hearing room and other support functions at this facility were built using county ADR funds and the location serves this function well. These functions are not included in the program for the new courthouse. Courtrooms locations once the project is complete are identified below:

| Facility         | Function      | Courtroom | Hearing Room |
|------------------|---------------|-----------|--------------|
| New Courthouse   | All Calendars | 6         | 0            |
| Cameron Park     | ADR/Mediation | 0         | 2            |
| South Lake Tahoe | All Calendars | 3         | 0            |
|                  |               | 9         | 2            |

These 9 courtrooms and 2 hearing rooms will be utilized by the existing 8 judges and the existing commissioner for a total of 9 judicial officers. The hearing rooms in Cameron Park will be used by local attorneys and mediators. The El Dorado Superior Court utilized 10.7 JPE in FY 2013-14.

A.2. Funding Background.

In FY 2009-10, per Chapter 10, Statutes of 2009 (SB 12, 2X), \$2.795 million was appropriated for Acquisition and \$4.037 million for Preliminary Plans. On June 30, 2012, \$1.084 million of the \$2.795 million appropriated for Acquisition and the \$4.037 million appropriated for Preliminary Plans reverted. The FY 2012-13 Budget Act appropriated \$1.084 million for Acquisition to complete the purchase of land for the project. After incorporating reductions to the project requested by

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the Court Facilities Advisory Committee Cost Reduction Subcommittee funding of \$3.696 million was appropriated for the Preliminary Plans phase in the FY 2014-15 Budget Act. Funds for Acquisition in the amount of \$1.084 million, and Preliminary Plans in the amount of \$3.696 million, were re-appropriated in the FY 2015-16 Budget Act.

A.3. Continuation Phase Proposal.

This proposal requests a re-appropriation from the ICNA of \$3.696 million for the Preliminary Plans phase for the project. This project is currently in the Site Acquisition phase. Site Acquisition was delayed due to pending resolution of the CEQA lawsuit challenging the Environmental Impact Report (EIR) for the project. Site Acquisition is now scheduled to be complete in September 2016, immediately followed by the start of Preliminary Plans which will complete in January 2018. The Working Drawings phase is targeted for completion in April 2019 and construction is scheduled to begin in February 2020 once bonds have been sold.

A.4. Construction Cost Reduction Subcommittee.

This project underwent a pre-design review by the Courthouse Cost Reduction Subcommittee (CCRS) in May 2013. This project will undergo additional review by the CCRS at 100 percent schematic design, 50 percent design development, and 100 percent design development during the Preliminary Plans phase.

A.5. Summary of Budget Adjustments (in thousands).

The table below provides an overview of all project cost estimate adjustments included in this proposal, including escalation to the mid-point of construction.

| Phase<br>(\$ in thousands) | Current<br>Estimate | Revised<br>Estimate | Net Change |
|----------------------------|---------------------|---------------------|------------|
| Acquisition                | \$2,795             | \$2,795             | \$ -       |
| Preliminary Plans          | \$3,696             | \$3,696             | \$ -       |
| Working Drawings           | \$4,918             | \$4,918             | \$ -       |
| Construction               | \$68,260            | \$70,310            | \$ 2,050   |
| Total Budget               | \$79,669            | \$81,719            | \$ 2,050   |

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**B. RELATIONSHIP TO THE STRATEGIC PLAN**

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities;
- Exercise the full range of policymaking authority over trial court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law;
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance;
- Allocate appropriated funds for court facilities maintenance and construction;
- Prepare funding requests for court facility construction, repair, and maintenance;
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others; and
- Provide for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year and master plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branch-wide Infrastructure for Service Excellence." By providing the trial courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal, but it would further all of the Council's goals. The proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, and Diversity" and Goal IV: "enhancing the Quality of Service and Justice provided to the public."

**C. ALTERNATIVES:**

C.1. Approve the construction of a new six courtroom courthouse.

Advantages:

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- This option provides a new, modern, and secure courthouse replacing operations from four El Dorado County facilities. This option enhances the court's ability to serve the public, centralize court services, and enhance court services.
- This project is ranked in the Critical Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in 2008, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch.

C.2. Defer this project.

Advantages:

- This option has no advantages.

Disadvantages:

- This is an urgently needed project, delay will not allow the court to move from existing facilities that do not provide proper security, are overcrowded, and are in deteriorating physical condition. Delay of this project also eliminates the ability to consolidate existing court operations for enhanced public service and staff efficiency.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

The recommended option is Alternative 1, construction of a new six courtroom courthouse. This option provides the best solution for meeting the court facility needs for the County of El Dorado.

2. Detail scope description.

The proposed project includes the design and construction of a New Placerville Courthouse for the Superior Court of California, County of El Dorado. The proposed new building will be approximately 77,559 BGSF. The project consolidates 4 existing court facilities, will include six courtrooms, court support space for court administration, court clerk, court security operations and holding, and building support space. Based on a site program developed to accommodate the new facility and approved by the CCRS, a site of approximately eight acres will be purchased.

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3. Basis for cost information.

Estimated total project costs are based on the current space program and updated cost estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1, construct a new courthouse. This option provides the best solution for meeting the court facility needs for the superior court by replacing and consolidating four unsafe, overcrowded, and physically deficient facilities in El Dorado County. It will provide a modern, secure courthouse for all court functions for the provision of basic court services for the benefit of all county residents.

5. Complete description of impact on support budget.

Impact on the trial court and the Judicial Council's support budgets for FY 2016–2017 will not be material. It is anticipated that this project will impact the Judicial Council and the trial court support budgets in fiscal years beyond the current year as certain one-time costs, lease or financing payments, and ongoing costs are incurred. In the long term, a new facility will be more efficient to operate due to improved systems and use of space. This will result in lower operating costs if reviewed incrementally. Any existing operational cost savings that result from the new facility will be redirected to offset the ongoing facility operational costs of the new courthouse.

The county facility payments established pursuant to Government Code Section 70353 with the transfer of each county facility replaced by this project will be used to offset ongoing facilities operations and maintenance costs of the new facility.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real

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property from one entity to another, regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility are equally compelling. Given the existing physical conditions, and practical limitations of improving the existing facilities, these facilities will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this new courthouse. The project was reviewed and approved by the State Public Works Board at the site selection phase, and will be reviewed at the site acquisition phase and the preliminary plans phase. The working drawings will be reviewed by the State Fire Marshal for fire/life/safety, the Board of Community Corrections for compliance with corrections standards, and Department of State Architect for accessibility.

**E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:**

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or minimal impact to these resources by utilizing previously developed land with existing infrastructure. The Project Advisory Group determined that there were no previously developed sites that were suitable for this project. The site selected is located adjacent to the county detention facility. This project is going through a thorough and responsible CEQA process.



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3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

Judicial Council staff, in conjunction with the Project Advisory Group, has developed site selection criteria to address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

The Project Advisory Group consists of representatives from the local court and the community.



2 El Dorado - New Placerville Courthouse

New Capital Outlay

Date Estimated: 1/26/2016

Prepared by: L. Stephens

Location: El Dorado

Project ID: 0000076

CCCI (Cost Estimate Basis): 5296

Apr-09

Site - Building ID: 09-F1

CCCI (Basis for Adjustment): 6106

Jan-16

JCC Project Manager: JCC Project Manager:

Construction Start: 2/1/2020

JCC Planner: K. Metzker

Construction End: 1/31/2022

Project Description:

New courthouse building to be occupied by the Superior Court of California, County of El Dorado. The proposed project will be located on a new site of approximately 7.7 acres in Placerville. The new courthouse with a basement is estimated to be approximately 77,559 building gross square feet (BGSF) in area with 6 courtrooms. Parking for the facility will be in a surface parking lot having 240 stalls and 6 secure underground spaces for judicial officers. CM at Risk is the project delivery method expected for this project.

| Cost Estimate                              |     | Unit Cost    | Quantity   | Cost                | Remarks |
|--|-----|--------------|------------|---------------------|---------|
| <b>Construction Costs</b>                  |     |              |            |                     |         |
| Off Site Improvements                      |     |              | 1 LS       | \$614,068           |         |
| Site Development                           |     |              |            |                     |         |
| Site Preparation                           |     | \$8.56 /sf   | 335,412 sf | \$2,871,127         |         |
| Site Improvements including Parking        |     | \$13.56 /sf  | 335,412 sf | \$4,548,187         |         |
| Surface Loading Area, Vehicle Sally Port   | N/A |              |            |                     |         |
| Below Grade Loading/Service Area           |     | \$249.96 /sf | 1,268 sf   | \$316,949           |         |
| Site Utilities (Mechanical and Electrical) |     | \$7.91 /sf   | 335,412 sf | \$2,653,109         |         |
| Site Security                              | N/A |              |            |                     |         |
| Other Site Construction                    | N/A |              |            |                     |         |
| Parking                                    |     |              |            |                     |         |
| Surface Parking                            | N/A |              |            |                     |         |
| Secure Surface Parking                     | N/A |              |            |                     |         |
| Building Construction                      |     |              |            |                     |         |
| Superstructure and Shell                   |     | \$151.01 /sf | 77,559 sf  | \$11,712,185        |         |
| Interiors                                  |     | \$113.41 /sf | 77,559 sf  | \$8,795,966         |         |
| Equipment and Vertical Transportation      |     | \$62.15 /sf  | 77,559 sf  | \$4,820,292         |         |
| Mechanical and Electrical                  |     | \$173.36 /sf | 77,559 sf  | \$13,445,628        |         |
| Insurance Savings <sup>1</sup>             |     |              |            | -\$995,550          |         |
| Unallocated Reduction <sup>2</sup>         |     |              |            | -\$995,550          |         |
| Unallocated Reduction <sup>3</sup>         |     |              |            | -\$4,977,751        |         |
| Unallocated Reduction <sup>4</sup>         |     |              |            | -\$4,977,751        |         |
| <b>Construction Cost Subtotal</b>          |     |              |            | <b>\$37,830,909</b> |         |

|   |  |             |           |                     |  |
|---|--|-------------|-----------|---------------------|--|
| <b>Miscellaneous Construction Costs</b>           |  |             |           |                     |  |
| Furniture, Fixtures & Equipment                   |  | \$43.00 /sf | 77,559 sf | \$3,335,037         |  |
| Data, Communications & Security                   |  | \$17.00 /sf | 77,559 sf | \$1,318,503         |  |
| <b>Miscellaneous Construction Cost Subtotal</b>   |  |             |           | <b>\$4,653,540</b>  |  |
| <b>Estimated Total Current Construction Costs</b> |  |             |           | <b>\$42,484,449</b> |  |

|   |      |        |    |       |                     |  |
|---|------|--------|----|-------|---------------------|--|
| Adjust CCCI   | from | 5296   | to | 6106  | \$6,497,810         |  |
| Market Conditions   |      | months | @  | 0.00% | \$0                 |  |
| Escalation to Start of Construction                             | 50   | months | @  | 0.42% | \$10,286,274        |  |
| Escalation to Midpoint  | 12   | months | @  | 0.42% | \$2,987,134         |  |
| Contingency (Including Escalations)                             |      |        |    | 5.00% | \$3,112,783         |  |
| Redirect Insurance Budget to "Other Project Costs" <sup>5</sup> |      |        |    |       | -\$1,330,715        |  |
| <b>Estimated Total Construction Cost</b>                        |      |        |    |       | <b>\$64,037,736</b> |  |

Footnotes:

1) Insurance savings: per Dec. 2011 Judicial Council direction, reduce construction hard costs budget by 2% of current Construction Cost Budget.

2) Unallocated Reduction: per Dec. 2011 Judicial Council direction, reduce construction hard costs budget by 2% of current Construction Cost budget.

3) Unallocated Reduction: per April 2012 Judicial Council direction, reduce construction hard costs budget by 10% of current Construction Cost budget.

4) Unallocated Reduction: per October 2012 Judicial Council direction, cumulative 24% reduction of current Construction Cost Budget of \$49,778m.

Building construction square feet adjustment from 87,642 to 77,559 for a net decrease of 10,083sf. FF&E and Data, Comm/Security is reflecting

a budget reduction of \$605K due to square feet adjustment.

5) Insurance budget, estimated at 2.25 percent for Owner Controlled Insurance Program "OCIP" moved to "Other Project Costs", estimated cost based upon Construction Cost



2 El Dorado - New Placerville Courthouse

New Capital Outlay

Date Estimated: 6/24/2015

Prepared by: L. Stephens

Location: El Dorado

CCCI (Cost Estimate Basis): 5296

Apr-09

Project ID: 0000076

CCCI (Basis for Adjustment): 6106

Jan-16

Site - Building ID: 09-F1

Construction Start: 2/1/2020

JCC Project Manager: JCC Project Manager:

Construction End: 1/31/2022

9 JCC Planner:

| Estimated Project Cost by Phase<br>(\$ 000's)         | Study<br>(S) | Acquisition<br>(A) | Preliminary<br>Plans<br>(P) | Working<br>Drawings<br>(W) | Construction<br>(C) | Totals   |
|---|--------------|--------------------|-----------------------------|----------------------------|---------------------|----------|
| <b>Construction Costs</b>                             |              |                    |                             |                            |                     |          |
| Construction Costs (see prior page for detail)        |              |                    |                             |                            | \$42,484            | \$42,484 |
| Adjust CCCI   |              |                    |                             |                            | \$6,498             | \$6,498  |
| Market Conditions                                     |              |                    |                             |                            | \$0                 | \$0      |
| Escalation to Start of Construction                   |              |                    |                             |                            | \$10,286            | \$10,286 |
| Escalation to Midpoint                                |              |                    |                             |                            | \$2,987             | \$2,987  |
| Contingency   |              |                    |                             |                            | \$3,113             | \$3,113  |
| Redirect Insurance Budget to "Other Project Costs"    |              |                    |                             |                            | -\$1,331            | -\$1,331 |
| <b>Construction Costs Subtotal</b>                    | \$0          | \$0                | \$0                         | \$0                        | \$64,038            | \$64,038 |
| <b>Architectural and Engineering</b>                  |              |                    |                             |                            |                     |          |
| A&E Design Services                                   |              | \$592              | \$2,519                     | \$3,016                    | \$1,325             | \$7,452  |
| Construction Inspection                               |              |                    |                             |                            | \$0                 | \$0      |
| Bid Advertising, Printing and Mailing                 |              |                    |                             | \$92                       |                     | \$92     |
| <b>A&amp;E Fees Subtotal</b>                          | \$0          | \$592              | \$2,519                     | \$3,107                    | \$1,325             | \$7,543  |
| <b>Site Acquisition</b>                               |              |                    |                             |                            |                     |          |
| Purchase Price  |              | \$1,084            |                             |                            |                     | \$1,084  |
| <b>Site Acquisition Subtotal</b>                      | \$0          | \$1,084            | \$0                         | \$0                        | \$0                 | \$1,084  |
| <b>Other Project Costs</b>                            |              |                    |                             |                            |                     |          |
| Special Consultants                                   |              | \$35               | \$149                       | \$186                      | \$248               | \$617    |
| Geotechnical Services & Land Surveying                |              | \$0                | \$107                       | \$74                       | \$198               | \$379    |
| Program and Project Management                        |              | \$63               | \$395                       | \$443                      | \$743               | \$1,644  |
| Materials Testing Laboratory                          |              | \$0                | \$41                        | \$20                       | \$248               | \$309    |
| Inspection Services                                   |              |                    |                             | \$20                       | \$495               | \$515    |
| Commissioning   |              |                    | \$55                        | \$109                      | \$149               | \$312    |
| Construction Management/DIR                           |              | \$0                | \$186                       | \$279                      | \$991               | \$1,455  |
| CEQA/Due Diligence/Mitigation/Documentation/Invest.   |              | \$397              | \$123                       | \$120                      | \$0                 | \$640    |
| Property / Title / Escrow Appraisals                  |              | \$314              |                             |                            |                     | \$314    |
| Site Acquisition Relocation Benefits                  |              | \$0                |                             |                            |                     | \$0      |
| Legal Services  |              | \$105              |                             |                            |                     | \$105    |
| Peer Review   |              |                    | \$50                        | \$124                      |                     | \$174    |
| Constructability/Value Review                         |              |                    | \$70                        | \$75                       |                     | \$145    |
| Minimum Code Review                                   |              |                    |                             | \$134                      |                     | \$134    |
| Moving and Relocation Expenses                        |              |                    |                             |                            |                     | \$0      |
| Plan Checking   |              |                    | \$0                         | \$228                      | \$64                | \$292    |
| Post-Occupancy Evaluation                             |              |                    |                             |                            | \$109               | \$109    |
| Utility Connections/Fees/OCIP/Other <sup>1</sup>      |              | \$205              |                             |                            | \$1,703             | \$1,908  |
| <b>Other Project Costs Subtotal</b>                   | \$0          | \$1,119            | \$1,176                     | \$1,810                    | \$4,947             | \$9,052  |
| <b>A&amp;E Fees plus Other Project Costs Subtotal</b> | \$0          | \$2,795            | \$3,696                     | \$4,918                    | \$6,272             | \$17,680 |
| <b>Total Estimated Project Costs</b>                  | \$0          | \$2,795            | \$3,696                     | \$4,918                    | \$70,310            | \$81,719 |
| Less Funds Transferred                                |              | -\$1,711           |                             |                            |                     | -\$1,711 |
| Less Funds Available not Transferred                  |              | -\$1,084           | -\$3,696                    |                            |                     | -\$4,780 |
| Carryover   |              |                    |                             |                            |                     |          |
| <b>Balance of Funds Required</b>                      |              | \$0                | \$0                         | \$4,918                    | \$70,310            | \$75,228 |

59 Footnotes:

60 1) OCIP Budget added to "Other Project Costs" (\$1.331 million).



**JUDICIAL COUNCIL  
OF CALIFORNIA**  
OPERATIONS AND PROGRAMS DIVISION  
CAPITAL PROGRAM

Capital Outlay Cost, Funding, and Schedule Summary

El Dorado - New Placerville Courthouse

Date Estimated: 1/26/2016

Location: El Dorado

Prepared by: L. Stephens

Project ID: 0000076

Estimate CCCI: 5296

Site - Building ID: 09-F1

Projected CCCI: 6106

JCC Project Manager: JCC Project Manager:

Construction Start: 2/1/2020

Construction End: 1/31/2022

JCC Planner:

This form provides a chronological history of the project. The initial column reflects the detail related to implementing the Budget Act or authorizing legislation.

Subsequent columns reflect all reportable project phases listed in the schedule section

| Requested Action:  | A, P<br>CCCI 5263<br>11/2/2009 | A<br>CCCI 5680<br>7/1/2012 | P<br>CCCI 5804<br>7/1/2014 | A/P Reapprop<br>CCCI 5959<br>7/1/2015 | P Reapprop<br>CCCI 6106<br>7/1/2016 |                             |
|--|--------------------------------|----------------------------|----------------------------|---------------------------------------|-------------------------------------|-----------------------------|
| <b>PWB/DOF Action Date:</b>  |                                |                            |                            |                                       |                                     |                             |
| <b>COSTS -Display new totals for each category.</b>  |                                |                            |                            |                                       |                                     |                             |
| Study  | \$ -                           | \$ -                       | \$ -                       | \$ -                                  | \$ -                                |                             |
| Acquisition  | \$ 2,795                       | \$ 2,795                   | \$ 2,795                   | \$ 2,795                              | \$ 2,795                            |                             |
| Preliminary Plans  | \$ 4,037                       | \$ 4,037                   | \$ 3,696                   | \$ 3,696                              | \$ 3,696                            |                             |
| Working Drawings   | \$ 5,404                       | \$ 5,404                   | \$ 4,918                   | \$ 4,918                              | \$ 4,918                            |                             |
| Total Construction   | \$ 77,190                      | \$ 78,837                  | \$ 64,894                  | \$ 68,260                             | \$ 70,310                           |                             |
| Equipment Phase (Group 2)  | \$ -                           | \$ -                       | \$ -                       |                                       |                                     |                             |
| Other  | \$ -                           | \$ -                       | \$ -                       |                                       |                                     |                             |
| <b>Total Project Costs</b>   | <b>\$ 89,426</b>               | <b>\$ 91,073</b>           | <b>\$ 76,303</b>           | <b>\$ 79,669</b>                      | <b>\$ 81,719</b>                    |                             |
| <b>Construction Detail - Must tie to total construction costs above</b>                                  |                                |                            |                            |                                       |                                     |                             |
| Contract   | \$ 68,414                      | \$ 69,983                  | \$ 55,878                  | \$ 59,015                             | \$ 60,925                           |                             |
| Contingency  | \$ 3,421                       | \$ 3,499                   | \$ 2,855                   | \$ 3,015                              | \$ 3,113                            |                             |
| A&E Costs  | \$ 1,325                       | \$ 1,325                   | \$ 1,325                   | \$ 1,325                              | \$ 1,325                            |                             |
| Group 2 Equipment  | \$ -                           | \$ -                       | \$ -                       | \$ -                                  | \$ -                                |                             |
| Agency Retained  | \$ -                           | \$ -                       | \$ -                       | \$ -                                  | \$ -                                |                             |
| Other  | \$ 4,030                       | \$ 4,030                   | \$ 4,836                   | \$ 4,905                              | \$ 4,947                            |                             |
| <b>Total Construction</b>  | <b>\$ 77,190</b>               | <b>\$ 78,837</b>           | <b>\$ 64,894</b>           | <b>\$ 68,260</b>                      | <b>\$ 70,310</b>                    |                             |
| <b>FUNDING DATA - Include all funding provided. For reversions and augmentations indicate EO number.</b> |                                |                            |                            |                                       |                                     |                             |
| Chapter / Item   | Phase                          | Amount                     | Transferred                | Net                                   | Comments                            |                             |
| 10-09-0250-801-3138  | A                              | \$ 2,795                   | \$ 1,711                   | \$ 1,084                              |                                     |                             |
| 10-09-0250-801-3138  | A                              | \$ (1,084)                 | \$ -                       | \$ (1,084)                            |                                     | Revert continuous approp.   |
| 21-12-0250-301-3138(1)   | A                              | \$ 1,084                   | \$ -                       | \$ 1,084                              |                                     |                             |
| 25-14-0250-301-3138(1)   | P                              | \$ 3,696                   | \$ -                       | \$ 3,696                              |                                     |                             |
| 10-15-0250-490 (1)   | A                              | \$ -                       | \$ -                       | \$ -                                  |                                     | Reappropriate A (\$1.084 m) |
| 10-15-0250-491 (1)   | P                              | \$ -                       | \$ -                       | \$ -                                  |                                     | Reappropriate P (\$3.696 m) |
| TBD-16-0250-491  | P                              | \$ -                       | \$ -                       | \$ -                                  |                                     | Reappropriate P (\$3.696 m) |
| TBD-17-0250-301-3138   | W                              | \$ 4,918                   | \$ -                       | \$ 4,918                              |                                     |                             |
| TBD-19-0250-301-0668   | C                              | \$ 70,310                  | \$ -                       | \$ 70,310                             |                                     |                             |
| <b>Total Funding</b>   |                                | <b>\$ 81,719</b>           | <b>\$ 1,711</b>            | <b>\$ 80,008</b>                      |                                     |                             |
| <b>SCHEDULE - Include all project dates (MM/DD/YYYY).</b>  |                                |                            |                            |                                       |                                     |                             |
| Study Completion   | 9/1/2009                       | 9/1/2009                   | 9/1/2009                   | 9/1/2009                              | 9/1/2009                            |                             |
| Acquisition Completion   | 11/25/2011                     | 10/12/2012                 | 10/31/2013                 | 6/15/2015                             | 9/30/2016                           |                             |
| Start Preliminary Plans  | 10/31/2011                     | 10/15/2012                 | 7/1/2014                   | 7/1/2015                              | 10/1/2016                           |                             |
| Preliminary Plan Approval  | 6/28/2012                      | 8/9/2013                   | 2/28/2015                  | 9/30/2016                             | 1/31/2018                           |                             |
| Approval to Proceed to Bid   | 3/8/2013                       | 11/17/2014                 | 7/1/2016                   | 10/16/2017                            | 5/1/2019                            |                             |
| Contract Award Approval  | 7/1/2013                       | 3/13/2015                  | 11/30/2016                 | 8/1/2018                              | 2/1/2020                            |                             |
| Project Completion   | 12/26/2014                     | 11/11/2016                 | 9/30/2018                  | 6/30/2020                             | 1/31/2022                           |                             |
| <b>COST INCREASE / DECREASE</b>  |                                |                            |                            |                                       |                                     |                             |
| Preliminary Plans  |                                | \$ (341)                   | \$ -                       | \$ -                                  | \$ -                                |                             |
| Working Drawings   |                                | \$ (486)                   | \$ -                       | \$ -                                  | \$ -                                |                             |
| Construction   |                                | \$ (1,998)                 | \$ (11,938)                | \$ -                                  | \$ (122)                            |                             |
| CCCI   |                                | \$ 4,202                   | \$ 217                     | \$ 1,243                              | \$ 1,179                            |                             |
| Escalation   |                                | \$ (635)                   | \$ (2,379)                 | \$ 1,893                              | \$ 773                              |                             |
| Contingency  |                                | \$ 78                      | \$ (644)                   | \$ 161                                | \$ 98                               |                             |
| Other  |                                | \$ -                       | \$ 801                     | \$ 69                                 | \$ 122                              |                             |
| <b>Total Increase</b>  |                                | <b>\$ 1,647</b>            | <b>\$ (14,770)</b>         | <b>\$ 3,366</b>                       | <b>\$ 2,050</b>                     |                             |

| STATE OF CALIFORNIA  |            |          | Budget Year 2016-17           |                   |                |                     |               |                |               |
|--|------------|----------|-------------------------------|-------------------|----------------|---------------------|---------------|----------------|---------------|
| CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)                |            |          | Proj ID: 0000076              |                   |                |                     |               |                |               |
| FISCAL IMPACT WORKSHEET                                      |            |          | BU/Entity: 0250               |                   |                |                     |               |                |               |
| Department Title: Judicial Branch                            |            |          | Program ID: 0165              |                   |                |                     |               |                |               |
| Project Title: El Dorado County - New Placerville Courthouse |            |          | COBCP #: 16-91-08             |                   |                |                     |               |                |               |
| Program Category: CRI  |            |          | Priority: 08                  |                   |                |                     |               |                |               |
| Program Subcategory:   |            |          | MA/MI: MA                     |                   |                |                     |               |                |               |
|  |            |          | Existing Authority            | January 10 Action | April 1 Action | May 1 Action        | May 14 Action | Special Action | Project Total |
| <b>FUNDING</b>   |            |          |                               |                   |                |                     |               |                |               |
| bu-ref-fund-eny-year   | ph         | action   |                               |                   |                |                     |               |                |               |
| 0250-801-3138-09-09  | A          | CA       | 2,795                         |                   |                |                     |               |                | 2,795         |
| 0250-301-3138-12-12  | A          | RA       | -1,084                        |                   |                |                     |               |                | -1,084        |
| 0250-301-3138-15-15  | A          | RA       | 1,084                         |                   |                |                     |               |                | 1,084         |
| 0250-801-3138-09-09  | P          | CA       | 4,037                         |                   |                |                     |               |                | 4,037         |
| 0250-801-3138-09-09  | P          | CA       | -4,037                        |                   |                |                     |               |                | -4,037        |
| 0250-301-3138-14-14  | P          | BA       | 3,696                         |                   |                |                     |               |                | 3,696         |
| 0250-301-3138-14-14  | P          | RA       | -3,696                        |                   |                |                     |               |                | -3,696        |
| 0250-301-3138-15-15  | P          | RA       | 3,696                         |                   |                |                     |               |                | 3,696         |
| 0250-301-3138-15-15  | P          | RA       |                               |                   | -3,696         |                     |               |                | -3,696        |
| 0250-301-3138-16-16  | P          | RA       |                               |                   | 3,696          |                     |               |                | 3,696         |
| 0250-301-3138-17-17  | W          | FF       |                               |                   |                |                     |               |                | 0             |
| 0250-301-0668-19-19  | C          | FF       |                               |                   |                |                     |               |                | 0             |
|  |            |          |                               |                   |                |                     |               |                | 0             |
|  |            |          |                               |                   |                |                     |               |                | 0             |
| <b>TOTAL FUNDING</b>   |            |          | 6,491                         | 0                 | 0              | 0                   | 0             | 0              | 6,491         |
| <b>PROJECT COSTS</b>   |            |          |                               |                   |                |                     |               |                | 0             |
| Study  |            |          |                               |                   |                |                     |               |                | 0             |
| Acquisition  |            |          | 2,795                         |                   |                |                     |               |                | 2,795         |
| Performance Criteria   |            |          |                               |                   |                |                     |               |                | 0             |
| Preliminary Plans  |            |          | 3,696                         |                   |                |                     |               |                | 3,696         |
| Working Drawings   |            |          | 4,918                         |                   |                |                     |               |                | 4,918         |
| Total Construction or Design-Build                           |            |          | 68,260                        | 0                 | 2,050          | 0                   | 0             | 0              | 70,310        |
| Equipment (Group 2)  |            |          |                               |                   |                |                     |               |                | 0             |
| <b>TOTAL COSTS</b>   |            |          | 79,669                        | 0                 | 2,050          | 0                   | 0             | 0              | 81,719        |
| <b>CONSTRUCTION OR DESIGN-BUILD DETAIL</b>                   |            |          |                               |                   |                |                     |               |                | 0             |
| Contract   |            |          | 59,015                        |                   | 1,910          |                     |               |                | 60,925        |
| Contingency  |            |          | 3,015                         |                   | 98             |                     |               |                | 3,113         |
| A&E  |            |          | 1,325                         |                   |                |                     |               |                | 1,325         |
| Agency Retained  |            |          |                               |                   |                |                     |               |                | 0             |
| Other  |            |          | 4,905                         |                   | 42             |                     |               |                | 4,947         |
| <b>TOTAL CONSTRUCTION OR DESIGN-BUILD</b>                    |            |          | 68,260                        | 0                 | 2,050          | 0                   | 0             | 0              | 70,310        |
| <b>FUTURE FUNDING</b>  |            |          | 73,178                        | 0                 | 2,050          | 0                   | 0             | 0              | 75,228        |
| <b>SCHEDULE</b>  |            |          | <b>PROJECT SPECIFIC CODES</b> |                   |                |                     |               |                |               |
| Study Completion   | mm/dd/yyyy | 9/1/2009 | Proj Mgmt:                    | D                 | Location:      | State of California |               |                |               |
| Acquisition Approval   | 9/30/2016  |          | Budg Pack:                    | Yes               | County:        | El Dorado           |               |                |               |
| Start Preliminary Plans/Performance Criteria                 | 10/1/2016  |          | Proj Cat:                     | CRI               | City:          | Placerville         |               |                |               |
| Preliminary Plan/Performance Criteria Approval               | 1/31/2018  |          | Req Legis:                    | No                | Cong Dist:     | 4                   |               |                |               |
| Approval to Proceed to Bid                                   | 5/1/2019   |          | Req Prov:                     | No                | Sen Dist:      | 1                   |               |                |               |
| Contract Award Approval                                      | 2/1/2020   |          | SO/LA Imp:                    | SO/LA             | Assm Dist:     | 4                   |               |                |               |
| Project Completion   | 1/31/2022  |          |                               |                   |                |                     |               |                |               |

| STATE OF CALIFORNIA                           |   | Budget Year 2016-17 |          |
|---|---|---------------------|----------|
| CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP) |   | Proj ID:            | 0000076  |
| FISCAL DETAIL WORKSHEET                       |   | BU/Entity:          | 0250     |
| Department Title:                             | Judicial Branch                               | Program ID          | 0165     |
| Project Title:                                | El Dorado County - New Placerville Courthouse | COBCP #:            | 16-91-08 |
| Program Category:                             | CRI   | Priority:           | 08       |
| Program Subcategory:                          |   | MA/MI:              | MA       |

Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).

| PROJECT RELATED COSTS   | COST | TOTAL |
|---|------|-------|
| AGENCY RETAINED:  |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
| TOTAL AGENCY RETAINED   |      | 0     |
| GROUP 2 EQUIPMENT   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
|   |      |       |
| TOTAL GROUP2 EQUIPMENT  |      | 0     |
| IMPACT ON SUPPORT BUDGET  | COST | TOTAL |
| ONE-TIME COSTS  |      |       |
| Estimated for furniture, fixtures, equipment and security (court expense)   | TBD  |       |
| Estimated Moving Costs (court expense)                                      | TBD  |       |
|   |      |       |
| TOTAL SUPPORT ONE-TIME COSTS  |      | 0     |
| ANNUAL ONGOING FUTURE COSTS   |      |       |
| Estimated Janitorial and Security Costs (Court)                             | TBD  |       |
| Estimated O&M (including Utilities) , less County Facilities Payment offset | 285  |       |
| Estimated AV, IT, Other (court expense)                                     | TBD  |       |
| TOTAL SUPPORT ANNUAL COSTS  |      | 285   |
| ANNUAL ONGOING FUTURE SAVINGS   |      |       |
|   |      |       |
|   |      |       |
| TOTAL SUPPORT ANNUAL SAVINGS  |      | 0     |
| ANNUAL ONGOING FUTURE REVENUE   |      |       |
|   |      |       |
|   |      |       |
| TOTAL SUPPORT ANNUAL REVENUE  |      | 0     |

## STATE OF CALIFORNIA

## CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)

Budget Year 2016-17

## SCOPE/ASSUMPTIONS WORKSHEET

Proj ID: 0000076

BU/Entity:

0250

Department Title: Judicial Branch

Program ID

0165

Project Title: El Dorado County - New Placerville Courthouse

COBCP #:

16-91-08

Program Category: CRI

Priority:

08

Program Subcategory:

MA/MI:

MA

**Project Specific Proposals:** For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A110.

**Conceptual Proposals:** Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A110).

New courthouse building to be occupied by the Superior Court of California, County of El Dorado. The proposed project will be located in Placerville. The new courthouse is estimated to be approximately 77,559 building gross square feet (BGSF) in area with 6 courtrooms.